



FACT SHEET

Our Future in Progress

Fifth Avenue Parking Garage

And Zoning Changes 2-ZN-2003 & 4-UP-2003

What is the GOAL of this project?

Construction of a public parking garage on City property located between 5th Avenue and 3rd Avenue, east of Craftsman's Court.

The Downtown Scottsdale has been identified as an area in need of additional parking. This property host an existing parking lot with 187 spaces and has been identified as a viable location for a parking garage. The new parking garage will provide between 250 and 450 parking spaces depending upon final design.

What is Zoning Case 2-ZN-2003?

The request is to rezone from Central Business District (C-2) to Parking District (P-2). The C-2 district allows a variety of office, retail, and other commercial uses. The P-2 is for parking uses and is generally located behind buildings, along alleys.

What is 4-UP-2003?

All municipal uses on parcels greater than one acre in size must receive City Council approval of a Municipal Use Master Site Plan. This project is approximately 1.6 acres in size.

How was it identified that the community needs a parking garage in this area?

The City met with business and property owners in the downtown area.

What were the most prevalent and prominent issues identified by the community?

The community expressed that there is not enough available parking at to serve this area of the Downtown.

How was that concern confirmed?

On November 12, 2002, Walker Parking Consultants delivered a report to the City titled "Parking Demand Study", which documents the parking availability in the Downtown area. For the area west of Scottsdale Road and north of Indian School Road, the study shows a shortage of 356 spaces. The proposed parking garage will provide between 250 and 450 parking spaces.

What is the history of the existing parking lot?

In 1969, the City Council approved Resolution 748 to establish the intent to improve the parking lot with certain improvements including parking, drives, landscaping, lighting, and sidewalks. As part of this resolution, an improvement assessment district was established. This was known as the "Scottsdale Improvement District PK-6803".

In 1970, Resolution 834 was approved to initiate the assessment. The City paid for the improvements through the issue of bonds and the costs were then assessed to the owners of property

located within the "Scottsdale Improvement District PK-6803". Some of the property owners opted not to participate in the project. Those properties that participated were assigned parking space credits based upon the amount paid relative to value of the improvements.

The physical parking spaces of the parking lot are not assigned to any individual properties. The City recognized the participation of property and business owners, and, whenever a property that participated undertakes development the parking credits are calculated as part of the development's parking requirement.

What is the community benefit of this project?

This project will provide additional parking and convenience for visitors, businesses and other people coming and going to the Downtown area. The project does not remove any existing parking credits.

How can I learn more?

For more information on the Downtown Parking program contact Program Manager Madeline Clemann at (480) 312-2732 or mclemann@scottsdaleaz.gov. For more information on the zoning change, please contact Project Coordination Manager Kira Wauwie at (480) 312-7061 or by e-mail at kwauwie@scottsdaleAZ.gov.

Project Narrative:

This request is for a rezone to P2 and a Municipal Use Master Plan designation. This project consists of the design and construction of a public parking garage structure between 5th and 3rd Avenues on the City of Scottsdale's existing Craftsmans Court surface parking lot. The site consists of parcels owned by the City of Scottsdale. Depending on final design, the garage will contain 250-450 parking spaces within an above ground, three level structure. The parcels are currently zoned C-2. The height of the facility will not exceed the 36-foot maximum as dictated by the P2 zoning.

2-ZN-2003

4-UP-2003